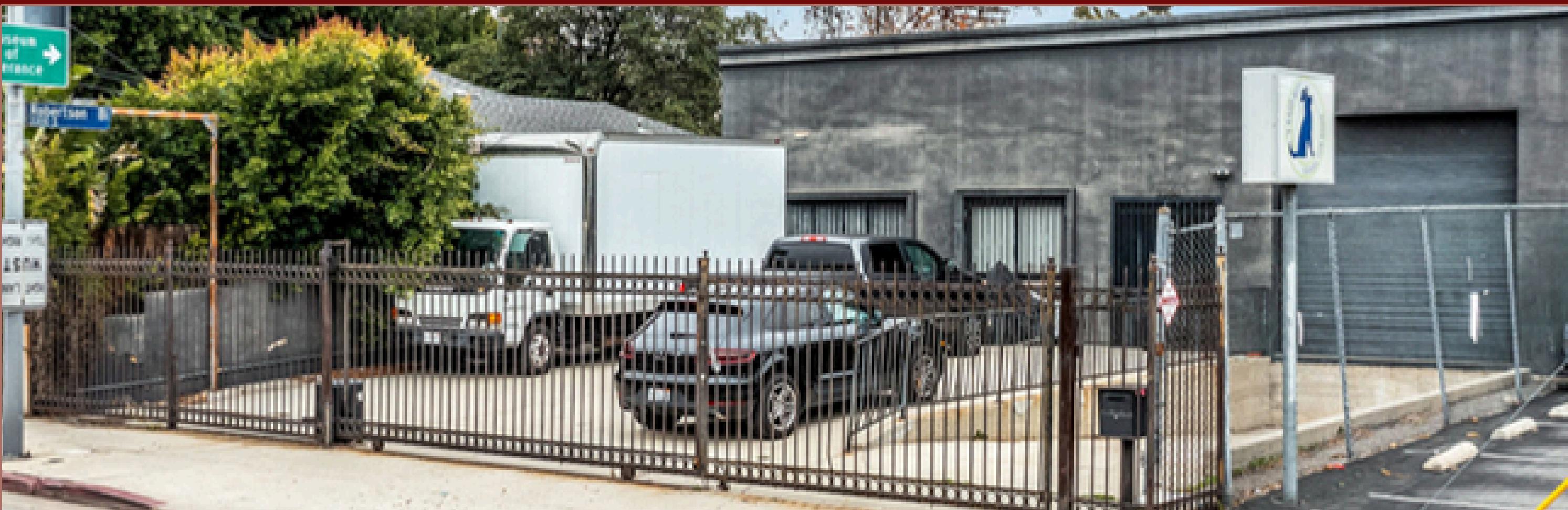


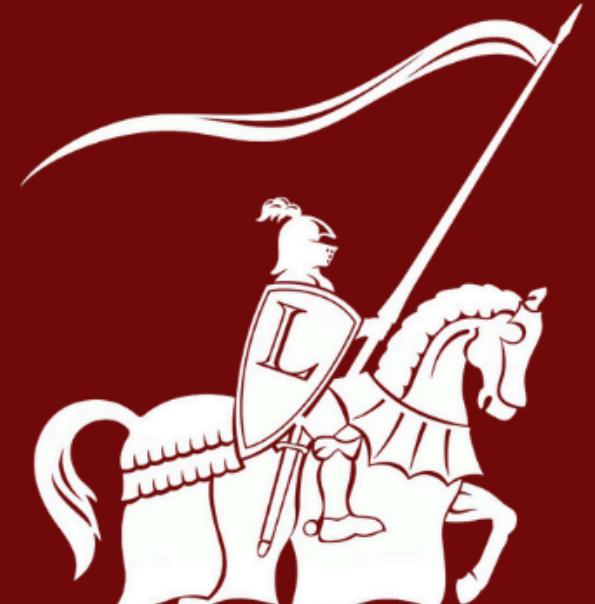
HIGHLY MOTIVATED SALE

3364 S. ROBERTSON BLVD

PRIME LOCATION



±5,000 SF
Industrial
warehouse
building with
gated onsite
parking



Industrial warehouse on Robertson Blvd near downtown Culver City
Ideal For Owner User Warehouse or Creative Office

LANCELOT
COMMERCIAL

IDEAL SITE FOR OWNER-USER 3364 S. ROBERTSON BLVD

PRIME LOCATION



PRICE	\$3,150,000
BUILDING SIZE	5,000 SF
LOT SIZE	7,254 SF
PARKING	ONSITE GATED LOT
FEATURES & AMENITIES	LOADING DOCK WITH ROLL UP DOOR, 14' CEILINGS, OFFICES & KITCHEN

DELIVERED VACANT

- Warehouse Building With Potential For Use as Creative Office Space
- Excellent Street Exposure Adjacent to the Robertson 10 Freeway Entrance
- Square Footage Approximate – Buyer to Independently Verify



LANCE LEVIN
PRESIDENT
310.839.3333



LOCATION HIGHLIGHTS

3364 S. ROBERTSON BLVD



PRIME LOCATION

- Half Block From 10 Freeway Access
- 5-Min Walk to Downtown Culver City
- Corporate Neighbors Include HBO (New Headquarters), Apple, Amazon + Sony
- 10 Minute Drive to Santa Monica + Beverly Hills
- 25 Minute Drive to Downtown LA + LAX



OVER 750 TRANSACTIONS

CLOSED. RELATIONSHIPS MATTER.



Contact **Lance Levin, President**

LANCE@LANCELOTCOMMERCIAL.COM | +1 (310) 713 3337

LANCELOTCOMMERCIAL.COM | **@LANCELOTCOMMERCIAL**

DRE#01128388

